

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Public Hearing to consider request of Told Development Company for a conditional use permit for planned development of a proposed commercial/retail development (Lake Country Crossing) at the southwest corner of STH 83 and STH 16.

Quorum present and acting.

Applicant, Mike Arneson of Told Development presented an overview of the project. It reflects more current plans for the community with refinements. Same square footage but with more green areas than the original plans. Regarding the impact analysis: He anticipates \$300,000 tax revenue from this project. With regard to storm water management, plans have been submitted. The retention pond can meet or exceed requirements. The entire project will be drained by storm sewers. Regarding the traffic impact analysis, there would be a need for a traffic light on STH 83. Told Development would be responsible for moving the Park and Ride lot and would be at their expense.

John Bieberitz from HNTV Corporation used an overhead projector to show traffic studies.

Questions were entertained regarding traffic flow and dates of improvement for widening Hwy 83 to 4 lanes and the need for installation of lights to control traffic flow.

The following citizens spoke up with their views:

1. Jeff Krickhahn, 4506 Vettelson Rd, Delafield. Opposed to the plan. Doesn't want the added traffic on Vettelson.
2. Joshua Kleifgen, 4835 Easy St. #7, Hartland. For the plan. Wants traffic lights there and says development is inevitable.
3. Mary Rolfs, 2018 Evergreen Lane, Delafield, opposed due to concern over run-off. Doesn't want the development. Concerned also about traffic and children using Vettelson Rd.
4. Bill Restock, 4527 Vettelson Rd, Hartland, against the plan because of traffic issues. He passed copies of the zoning laws. He went over them.
5. Rick Martin, 2822 Burries Rd. Hartland, is opposed.
6. Holly Warner, 5636 N. Pheasant Drive, Nashotah, opposed.
7. Ann Seidel, 5144 N. Hwy 83, Hartland, opposed. She says her needs have been met with the present retail business.
8. Dave Lamerand, 536 Saxony Court, Hartland, opposed. Says people don't want it. Questions if it is the best option for the city.
9. Mike Calbaum, 2215 Timber Oak Court, Delafield, opposed. Wants City to consider other options.
10. Jaci Bowman, 4449 Vettelson Rd, Hartland, opposed. Concerned about traffic on Vettelson Rd. Concerned that project is too large.
11. Kathy Rosenheimer, W335 N5651 Island View, Nashotah. Owns a business in Delafield. Is opposed. Says there will be police and other services needed upping the costs to Delafield.
12. Louise Hermsen, 2115 Stone Drive, Hartland. Opposed. Concerned about traffic.
13. Karen Springer, 148 Woods Dr., Delafield, opposed.

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14. Don Rambadt, 3440 Nagawicka Rd, Hartland, opposed. Concerned about storm run off and its potential contamination of wells.

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15. Mike Daniels, 4539 Vettelson Rd., Delafield. Opposed for previous mentioned reasons.
16. Thomas Kelley, 2218 W. Shore Drive, Delafield, opposed for previous mentioned reasons.
17. Mary Rose Mansour, 226 W. Capitol Drive, Hartland, opposed for natural resource reasons. Concerned about traffic flow also.
18. Gary Bass, 1630 Journeys Dr., Delafield. Opposed. Concerned about deterioration of country atmosphere.
19. Judy Henry, 1829 Nagawicka Rd., Hartland. Opposed. Concerned about traffic and foot paths not being planned.
20. James LaFore, 1441 Genesee St., Delafield, Opposed. Says we don't have enough work force to fill the positions needed to run those businesses. Concerned about water run-off.
21. T. Mike Schober, 6845 W. Cleveland, New Berlin, Attorney for neighbors that are opposed. Says land use needs to be looked at. Must be compatible with adjoining property use. There is concern about crime, accidents, etc. Says it is a "break-even" project financially.
22. Dr. Andrea Shrednick, 3603 Ridge Drive, Hartland. Opposed. Concerned about run-off and affect on Lake Nagawicka Lake.
23. Barb Rosenthal, 1901 Price Rd, Hartland. Opposed due to traffic concerns. Says there are already enough traffic problems. Crime is also an issue to her.
24. Bob Borkowski, 4521 Vettelson Rd., Delafield. Opposed. Concerned about traffic and detriment to his backyard esthetics and possible loss of trees.
25. Barb Barry, 2027 Timber Oak Ct., Delafield. Opposed.
26. Tom Rolfs, 2018 Evergreen Lane, Delafield. Opposed. Concerned about expense for roads, etc, says it is a "break-even" project.
27. Barb Malm, 1037 Milwaukee, St., Delafield. Opposed. Says it is not the ideal use of the land. Wants City to look at the big picture.
28. Barb Reinders, Lake Country Drive, Nashotah. Opposed. Life long resident, enjoys green spaces.
29. Steven Hoese, planner, 3272 S Acredale Ct. New Berlin, represents neighbors who are opposed. Spoke regarding berms, drainage, and loading docks, etc. Says it is out of character with Lake Country area.
30. Larry Schouten, 4518 Vettelson Road, Hartland, opposed. Says vast majority of people are saying "no".

MOTION MADE TO CLOSE PUBLIC SESSION. (WELCH/MURSKY) CARRIED. 9:57 pm

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Break taken. Meeting called to order 10:05 PM

ROLL CALL

Present:

Mayor Ed McAleer
Eng. Fred Welch
James Romanowski
Robert Transon
Chrys Mursky
Dirilee Curtis Costa
John Stockham (non-voting)
Scott Botcher (non-voting)
Atty. William Chapman

Absent:

Thomas Kreklow
Tom Maney

1. Approve minutes of January 27, 1999.

MOTION MADE TO APPROVE MINUTES (MURSKY/ROMANOWSKI) CARRIED.

1. Citizens comments pertaining to subjects on this agenda. - None.
2. Plan of Operations, Signage and Site Plan
 - a. Tax Key 804.994.002 Wal-Mart #01-1678. Seeks approval to operate lawn and garden greenhouse and plant compound for the spring/summer season.

MOTION MADE TO APPROVE WAL-MART'S GREENHOUSE, ETC, PROVIDED EVERYTHING IS CLEANED UP BY AUGUST 1, 1999. (COSTA/ROMANOWSKI) CARRIED.

- b. Tax Key 793-017.001 Lang Investments. Applicant seeks operation approval for wholesale showroom at Wells Street. Hours and employee numbers submitted.

MOTION MADE TO APPROVE. (WELCH/TRANSON) CARRIED.

- c. Tax Key 798.026 Owner of Lumber Inn request plan of operation approval for Lake Country Bible Church to locate an office in the rear of their building. Hours submitted.

MOTION MADE TO APPROVE. (ROMANOWSKI/WELCH) DISCUSSION HELD. CARRIED.

3. Preliminary Consideration, Approval.
5. Final Consideration, Approvals, Previous Approvals:
 - a. Tax Key 733.990, 733.990.001, 733.998 - Told Development seeking approval for conditional use permit for planned development of a proposed commercial/retail development (Lake Country Crossing) at southwest corner of STH 83 and STH 16.

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Various members of the Commission had something to say. John Stockham said if we don't want to develop it as commercial property, it should be changed in the zoning plans to be fair to property owner and developers. It has been zoned commercial for a long time. He was wondering if it was the place of the City to decide market use.

Fred Welch on storm water drainage: says the plans are up to date for water quality standards in this project.

D. Costa stated she felt it was overkill and redundant. She was disturbed over predicted traffic. Would like to see smaller buildings that are more attractive than the rear of strip mall.

J. Romanowski spoke on his concerns regarding traffic and the inevitable development of this corner.

Mayor Mc Aleer was questioning the 15% factor of extra traffic on Vettelson Rd. S. Botcher says this will have to go to Common Council Agenda at the next meeting. Spoke about the fact that the plans have the least attractive side facing the neighborhood.

MOTION MADE BY D. CURTIS-COSTA, SECONDED BY R. TRANSON TO CUT THE RETAIL IN HALF OR TABLE. D. CURTIS-COSTS WOULD LIKE TO DISCUSS THESE OPTIONS. ATTY CHAPMAN ADVISED THAT THERE IS NO DISCUSSION IF YOU TABLE. D CURTIS-COSTA WITHDREW HER MOTION AND R. TRANSON WITHDREW HIS SECOND.

MOTION MADE BY D. CURTIS-COSTA TO DENY. DIED FOR LACK OF A SECOND.

MOTION BY BY R. TRANSON, SECONDED BY D. CURTIS-COSTA TO TABLE. ATTY CHAPMAN EXPLAINED THAT THE ITEM WOULD THEN APPEAR ON EACH PLAN COMMISSION AGENDA UNTIL ITEM WAS TAKEN OFF THE TABLE. DENIED (3-3) R. TRANSON, C CURTIS-COSTA AND C. MURSKY VOTED YES, J. ROMANOWSKI, F. WELCH AND MAYOR ED MCALEER VOTED NO.

MOTION MADE BY J. ROMANOWSKI, SECONDED BY C. MURSKY TO TABLE THE GENERAL DEVELOPMENT PLAN FOR THE PROPOSED DEVELOPMENT UNTIL THE NEXT REGULARLY SCHEDULED MEETING WITH THE FOLLOWING RECOMMENDATIONS: 1. THE CITY TO ENTER INTO A JOINT TRAFFIC STUDY OF HIGHWAY 83 WITH THE VILLAGE OF HARTLAND. 2. LETTER FROM DR. THORNTON ON HIS REVIEW OF THE WATER QUALITY STUDY AND LAKE WELFARE COMMITTEE BEING ADVISED; 3. ADDRESS THE BERMING ISSUE; 4. BREAK THE LARGE RETAIL BUILDING IN THE MIDDLE TO BREAK UP THE ROOFLINE; 5. REDUCE THE SIZE OF THE RETAIL SPACE. CARRIED.

MEETING WITH THE INCLUSION OF FRED WELCH'S SUGGESTIONS FOR A JOINT STUDY FOR THE 83 CORRIDOR, A WATER QUALITY REVIEW BY DR. THORNTON, A STUDY OF THE BERMING, A POSSIBLE BREAKING OF BUILDINGS. ALSO, FOR THE STAFF TO WORK WITH THE APPLICANT TO REDUCE THE SIZE OF THE

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RETAIL SPACE. (ROMANOWSKI/MURSKY) CARRIED.

6. Zoning and Ordinance Revisions - None.
7. Hearing Dates
 - a. Public hearing 3/31/99
 1. Tree ordinance amendments
 2. New subsection on disturbing steep slopes
 3. New subsection on elderly housing
8. Planning Discussion Information
 - a. Review tree ordinance, etal.
 - b. Article on Powderhorn Park neighborhood (small lot development)
 - c. Report on Pylon sign at Kettle Court (Hillside) and Hwy 83. Still in discussion with DOT.
 - d. Report on Morgan's Pub. On the agenda for next month. They are having noise complaints.
 - e. CSM/Oakwood vacation. It is a matter of procedure at this point. The City has to vacate before CSM is filed.
9. Building Inspector Report
Twenty seven building permits issued plus 2 occupancy permits. New permits include 2 single family homes and one 4-unit condominium.
10. Board of Zoning Appeals - None.
11. Correspondence
 - a. Draft Wisconsin State Highway Plan 2020
 - b. Correspondence dated February 8, 1999 from Ron Nickel regarding tree ordinance.
 - c. Correspondence dated February 10, 1999 from Lang Companies regarding parking survey.
 - d. Letter to Told Development from City Administrator regarding DPW expenses for Lake Country Crossing.
 - e. Preliminary draft Lake and Watershed Inventory.
12. Adjournment

MOTION MADE TO ADJOURN 12:05 AM. (ROMANOWSKI/COSTA) CARRIED.

Respectfully submitted,

Shirley Kingsbury
Evening Clerk